



UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEW JERSEY
Caption in Compliance with D.N.J. LBR 9004-1(b)

20-12053 BKOBJ01
BROCK & SCOTT, PLLC
302 Fellowship Rd, Suite 130
Mount Laurel, NJ 08054
(844) 856-6646
Attorneys for Santander Bank, N.A.

Order Filed on January 24, 2024
by Clerk
U.S. Bankruptcy Court
District of New Jersey

In Re:

PIOTR BARTOSZ

Case No: 23-17545-MBK

Hearing Date: January 24,
2024

Judge: MICHAEL B.
KAPLAN

Chapter: 13

CONSENT ORDER RESOLVING OBJECTION TO CONFIRMATION

The consent order set forth on the following pages, numbered two (2) through three (3) is hereby **ORDERED**

DATED: January 24, 2024

Michael B. Kaplan

Honorable Michael B. Kaplan
United States Bankruptcy Judge

<p>UNITED STATES BANKRUPTCY COURT DISTRICT OF NEW JERSEY</p> <p>Caption in Compliance with D.N.J. LBR 9004-1(b)</p> <p>20-12053 BKOBJ01 BROCK & SCOTT, PLLC 302 Fellowship Rd, Suite 130 Mount Laurel, NJ 08054 (844) 856-6646 Attorneys for Santander Bank, N.A.</p>	
In Re:	Case No: 23-17545-MBK
Piotr Bartosz	Hearing Date: January 24, 2024
	Judge: MICHAEL B. KAPLAN
	Chapter: 13

The Consent Order pertains to the property located at 601 Sonnet Place, Lawrenceville, NJ 08648 (“Property”), mortgage account ending with “2619”;

This Matter having been brought before the Court by John Zimnis, Esquire, attorney for Debtor, Piotr Bartosz (hereinafter the “Debtor”), upon the filing of a Chapter 13 Plan, Santander Bank, N.A. (hereinafter the “Creditor”) by and through its attorneys, Brock and Scott, PLLC, having filed an Objection to the Confirmation of said Chapter 13 Plan and the parties having subsequently resolved their differences; and the Court noting the consent of the parties of the form, substance and entry of the within Order, and for other and good cause shown:

1. The Parties agree that this consent order shall be made part of the Confirmation Order.

2. The Debtor agrees that they shall cure the full amount of Creditor’s valid secured Proof of Claim (#9), which lists a total debt in the amount of \$97,792.07, through the Chapter 13 Plan payments.

3. The loan matures on November 1, 2026 during the Bankruptcy Plan and Debtor agrees that they shall be directly responsible for maintaining taxes and insurance on the Property.

4. If required by the Trustee, Debtor agrees to amend their Chapter 13 Plan post-confirmation to provide for the arrears listed in Creditor’s allowed secured Proof of Claim.

5. This Order shall be incorporated in and become a part of any Order Confirming Plan in the herein matter.

The undersigned hereby consent to the form,
Content and entry of the within Order:

BROCK AND SCOTT, PLLC
Santander Bank, N.A.
By Its Attorney,

/s/ Matthew Fissel
Matthew Fissel, Esquire
(Bar No. 038152012)
Attorney for Creditor
BROCK & SCOTT, PLLC
3825 Forrestgate Dr.
Winston-Salem, NC 27103
Telephone: 844-856-6646
Facsimile: 704-369-0760
E-Mail: NJBKR@brockandscott.com

Dated: January 16, 2024

DEBTOR
By Their Attorney,
/s/ John Zimnis
John Zimnis, Esquire
Attorney for Debtor
1245 Whitehorse-Mercerville Road,
Suite 412,
Trenton, NJ 08619
Phone Number: 609-581-9353
Email: njbankruptcylaw@aol.com.

Dated: 1/15/24

In re:
Piotr Bartosz
Debtor

Case No. 23-17545-MBK
Chapter 13

District/off: 0312-3
Date Rcvd: Jan 24, 2024

User: admin
Form ID: pdf903

Page 1 of 2
Total Noticed: 1

The following symbols are used throughout this certificate:

Symbol **Definition**

- + Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Jan 26, 2024:

Recip ID	Recipient Name and Address
db	+ Piotr Bartosz, 601 Sonnett Place, Lawrence Township, NJ 08648-2552

TOTAL: 1

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Jan 26, 2024

Signature: /s/Gustava Winters

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on January 24, 2024 at the address(es) listed below:

Name	Email Address
Albert Russo	docs@russotrustee.com
John Zimnis	on behalf of Debtor Piotr Bartosz njbankruptcylaw@aol.com.
Loren L. Speziale	on behalf of Creditor Santander Bank N.A. lspeziale@grossmcginley.com jkacsur@grossmcginley.com
Matthew K. Fissel	on behalf of Creditor Santander Bank N.A. wbefcf@brockandscott.com matthew.fissel@brockandscott.com
Matthew K. Fissel	on behalf of Creditor Santander Bank N.A. wbefcf@brockandscott.com, matthew.fissel@brockandscott.com
U.S. Trustee	USTPRegion03.NE.ECF@usdoj.gov

District/off: 0312-3

User: admin

Page 2 of 2

Date Rcvd: Jan 24, 2024

Form ID: pdf903

Total Noticed: 1

William H Brosha

on behalf of Creditor Eagles Chase at Lawrence Condominium Association Inc. collections@theassociationlawyers.com

TOTAL: 7